

1 **Ordinance To Amend And Re-Enact The Zoning Ordinance Of The City Of Hampton,**
2 **Virginia by Amending Section 1-31 Entitled, “Major Recreational Equipment, Parking And**
3 **Storage requirements” Pertaining to Motorhomes and Towed Recreational Equipment and**
4 **Retitling The Section, “Limitations On Use Of Motorhomes And Towed Recreational**
5 **Equipment”**
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7 **Whereas,** the public necessity, convenience, general welfare and good zoning practice so
8 require;
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10 **BE IT ORDAINED** by the Council of the City of Hampton, Virginia that Article I of Chapter I of the
11 Zoning Ordinance of the City of Hampton, Virginia, be amended to read as follows:
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13 **Sec. 1-31. –*Limitations on use of motorhomes and towed recreational equipment* Major**
14 **recreational equipment, parking and storage requirements.**

15 The parking or storage of major recreational equipment including, but not limited to,
16 travel trailers, utility trailers, pickup campers or coaches, motorized dwellings, tent trailers,
17 boats and boat trailers, amphibious houseboats, or similar equipment normally used for
18 recreational purposes shall be permitted as an accessory use in all residential districts,
19 subject, however, to the following regulations and requirements.

- 20 (1) — Such major recreational equipment shall not exceed twenty-eight (28) feet in length,
21 eight (8) feet in width, and ten (10) feet in height, exclusive of masts, antennas, vent
22 stacks, windshields, or other accessories.
- 23 (2) — Such major recreational equipment shall not be used for living, sleeping,
24 housekeeping, nor shall such major recreational equipment be connected to any
25 utility service, except for temporary periods solely for replenishing supplies, or for the
26 servicing or repair of equipment.
- 27 (3) — Such major recreational equipment shall not be parked or stored in a manner which
28 infringes upon the setback requirements for accessory buildings in the residential
29 district in which the lot is located.
- 30 (4) — Such major recreational equipment shall not be parked or stored in the front yard in
31 any residential district, except that:
- 32 (a) — Such major recreational equipment may be parked in such front yard for a
33 period not to exceed forty-eight (48) hours, for the sole purpose of loading or
34 unloading;
- 35 (b) — In the event such major recreational equipment cannot physically be placed
36 within an enclosed garage, or cannot physically be placed in the side or rear
37 yard of a residence without encroaching upon the lands of another, without
38 violating the setback requirements for accessory buildings in the residential
39 district, or without damage to structures or trees, then one (1) such major
40 recreational equipment, or a combination thereof designed to be used and
41 operated as one (1) unit, may be parked or stored on an improved driveway at
42 a point furthestmost from the public street right-of-way, not resulting in physical
43 damage to structures or trees;
- 44 (c) — A camper or coach, when loaded upon and entirely supported by, or when
45 structurally a part of, a pickup truck or motor vehicle not exceeding the rated
46 weight of three-fourths (¾) ton which is in operative condition, shall be
47 deemed a part of the motor vehicle and not major recreational equipment, so
48 long as such camper or coach is entirely supported by, or remains structurally
49 a part of, such pickup truck or motor vehicle.

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~~Nothing contained in this section shall be construed to prohibit commercial trailers from loading and unloading in a residential district, or to prohibit the temporary use of a trailer, on site, by a contractor, while construction is in progress.~~

(1) The following limitations and requirements apply to motorhomes and towed recreational equipment parked on a lot containing a one, two family, or duplex residence as a primary use:

(a) Motorhomes and towed recreational equipment stored wholly within a garage, shed, or other fully enclosed structure shall not count toward the limitation on the number of permitted vehicles and equipment in this section.

(b) For the purposes of this section, any equipment parked or stored on or in a trailer shall be considered a part of the trailer so as to count the trailer and its load as a single piece of towed recreational equipment.

(c) There shall be a limit of a total of two (2) motorhomes and recreational equipment on any lot of less than five (5) acres.

(i) The total of two (2) refers to a maximum of either two (2) towed recreational equipment or one (1) towed recreational equipment and one (1) motorhome.

(ii) There shall be no more than one (1) motorhome on any lot.

(d) On lots five (5) acres or greater, a maximum of a total of four (4) towed recreational equipment and motorhomes.

(i) The number of motorhomes shall not exceed two (2).

(2) The following limitations and requirements shall apply to motorhomes and towed recreational equipment parked on a lot containing a one, two family, or duplex residence as a primary use; and less than five (5) acres or with less than 100 feet of depth of the street frontage yard:

(a) Any motorhome or towed recreational equipment shall be parked on an improved driveway. The driveway must be under the entirety of the vehicle, except in the case of ribbon driveways, which must extend continuously from the adjacent public right-of-way to the parking location.

(b) It shall be unlawful to park or store any motorized boat, jetski, or similar motorized craft not on a trailer in any front or side street frontage yard.

(c) It shall be unlawful to park more than one (1) motorhome or boat on a trailer with two or more axels in any front or side street frontage yards combined.

(d) It shall be unlawful to park any motorhome or towed recreational equipment, as applicable, so as:

(i) The towed recreational equipment has caused the primary improvements on the property to be wholly or substantially screened from view from pedestrians standing at ground level upon any right-of-way abutting any property line;

(ii) The towed recreational equipment obstructs the view of address numerals;

94 (iii) The motorhome or towed recreational equipment obstructs access to
95 emergency escape and rescue opening points, as defined by the Virginia
96 Uniform Statewide Building Code, or path of travel from any street to the
97 primary entrance of any primary or accessory structure;

98 (iv) The parking of the motorhome or towed recreational equipment
99 constitutes any other public health, safety, welfare, or fire hazard.

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101 (3) The following limitations and requirements shall apply to motorhomes and towed
102 recreational equipment parked on any lot in any zoning district:

103 (a) No motorhome or towed recreational equipment shall be used as a
104 dwelling.

105 (b) No motorhome or towed recreational equipment shall be parked upon a
106 vacant lot.

107 (c) No motorhome or towed recreational equipment shall be parked within
108 three (3) feet of any side or rear property line or in a manner that encroaches into
109 any public easement.

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111 (4) Notwithstanding the foregoing, motorhomes and towed recreational equipment
112 may be parked on street frontage yards in the case of the following:

113 (a) Special event when a special event permit has been issued by the City;

114 (b) Street sweeping or other City maintenance or construction operations, during
115 the time the street is closed to on-street parking;

116 (c) Flooding, other severe weather events, or emergencies;

117 (d) When the towed recreational equipment or motorhome is being actively
118 loaded or unloaded, not to exceed a period of 24 hours.

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120 This section shall have an effective date of July 1, 2021.